



MATCHLINE



# NOT FOR RECORD

## PRELIMINARY PLAN—PHASE 1 STELLA RANCH SUBDIVISION

**SHEET 2/2**      26.69 Acres of 252.76 Acres  
Brazos County, Texas

**SCALE:**  
1" = 100'

**OWNER:**  
STELLA RANCH, LLC  
3900 SH 6 SOUTH  
COLLEGE STATION,  
TX 77845

**ENGINEER:**  
MITCHELL & MORGAN, L.L.P.  
3204 EARL RUDDER FWY. SOUTH  
COLLEGE STATION, TX 77845  
PHONE (979) 260-6963

**SURVEYOR:**  
KERR SURVEYING  
409 N. TEXAS AVENUE  
BRYAN, TX 77803  
(979) 268-3195

**MASTER PLAN  
PREPARED AND  
SUBMITTED  
December, 2022**

**Maximum 511 Lots**

LEGEND	
Sewer Lines	--- (dashed line)
Potable Water Line	— (solid line)
Storm Lines	- - - (long dashed line)
HOA Pocket Park / Greenspace	••••• (stippled area)
Developable Area	□ (white area)
Gas Line	— (solid line)
Underground Electric	— (solid line)
Overhead Electric	— (solid line)
Fire Hydrant	⊕ (circle with cross)
10' Wide Trail	— (solid line)
5' Wide Sidewalk	— (solid line)

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